



**APPLICATION FOR PLATTING
CITY OF DAYTON, TEXAS**

TYPE OF PLAT: ___ Preliminary ___ Final ___ Replat ___ Amendment
___ Minor Plat

PROPERTY DESCRIPTION: SUBMITTAL DATE: _____

Name of Addition:

Location of Addition:

Number of Lots: _____ Gross Acreage: _____ Zoning: _____ Number of New
Street Intersections _____

PROPERTY OWNER:

Name: _____

Address: _____

City, State, Zip _____

Phone / Fax / Email _____

Signature: _____

APPLICANT:

Name: _____

Address: _____

City, State, Zip _____

Phone / Fax / Email _____

Signature: _____

**APPLICATION FOR PLATTING
CITY OF DAYTON, TEXAS**

SURVEYOR:

Name: _____

Address: _____

City, State, Zip _____

Phone / Fax / Email _____

Signature: _____

ENGINEER:

Name: _____

Address: _____

City, State, Zip _____

Phone / Fax / Email _____

Signature: _____

PRINCIPLE CONTACT: ___ Owner ___ Applicant ___ Surveyor ___ Engineer
(Staff comment letters and mark-ups will be distributed only to the designated principle contact.)

FOR OFFICE USE ONLY

Application Received: _____

By: _____

Fee Amount: \$ _____ Filing Fee Amount: _____

Total Amount \$ _____ Case No _____



****This checklist should be submitted with the initial plat application.****

I GENERAL:

Name of Addition: _____

Applicant: _____

Property Owner(s): _____

Location of Addition: _____

**II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT
CHECK OFF**

- A. Plat Application (Check Preliminary Plat) _____
- B. Preliminary Plat Drawing _____
- C. Preliminary Drainage Analysis _____
- D. Preliminary Construction Plans _____

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

- A. Plat Application (Check Final) _____
- B. Final Plat Drawing _____
- C. Drainage Study _____
- D. Final Construction Plans _____
- E. Taxes and Liens Paid Certificates _____

IV. REQUIRED DOCUMENTS FOR A REPLAT

- A. Plat Application (Check Replat) _____
- B. Replat Drawing _____
- C. County and School Taxes and Liens Paid Certificates _____
- D. Preliminary Drainage Analysis / Drainage Study (if needed) _____
- E. Final Construction Drawings _____

V. REQUIRED DOCUMENTS FOR A FINAL MINOR PLAT

- A. Plat Application (Check Minor) _____
- B. Final Plat Drawing _____
- C. Preliminary Drainage Analysis _____
- D. Utility Layout for existing lines and structures _____
- E. Taxes and Liens Paid Certificates _____

VI. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

- A. Plat Application (Check Amended Plat) _____
- B. Final Plat Drawing _____

REQUIREMENTS ON ALL PLATS (AS THEY APPLY):

- A. Adjacent Property lines, streets, easements _____
- B. Names of owners of property within 100 feet _____
- C. Names of adjoining subdivisions _____
- D. Front building setback lines _____
- E. Side setback lines when side street frontage exists _____

PLAT REVIEW CHECKLIST

*****This checklist should be submitted with the initial plat application.*****

- F. City boundaries where applicable _____
- G. Date the drawing was prepared _____
- H. Location, width, purpose of all existing easements _____
- I. Location, width, purpose of all proposed easements _____
- J. Consecutively numbered or lettered lots and blocks _____
- K. Map sheet size of 24"x36" (Print on MYLAR for final plat) _____
- L. North arrow _____
- M. Name, address, telephone of property owner _____
- N. Name, address, telephone of developer _____
- O. Name, Address, telephone of surveyor _____
- P. Seal of registered land surveyor _____
- Q. Consecutively numbered plat notes and conditions _____
- R. Location and dimensions of public use areas _____
- S. Graphic scale of no greater than 1" = 100' _____
- T. All existing and proposed street names _____
- U. Dimensions of all existing and proposed rights-of-way
as specified on Master Thoroughfare Plan _____
- V. Subdivision boundary in bold lines _____
- W. Subdivision name _____
- X. Title Block identifying plat type _____
- Y. Vicinity location map at 1"=2000' _____
- Z. Surveyor's Certification of Compliance _____
- AA. Location and dimensions of existing structures _____
- BB. Land Use classification of all properties shown on the Plat _____
- CC. Dimensions of all proposed or existing lots _____
- DD. Location of 100-year flood limits where applicable _____
- EE. Written metes and bounds description _____
- FF. City and County Clerk certification block with notary (see below) _____
- GG. Area in square feet for each lot _____
- HH. Current Tax Certificates from County Tax Assessor and
Dayton School District _____

- II. Must tie into city benchmarks and show on plat _____

Additional Requirements for Preliminary Plat Drawings:

- A. Sectionalizing or phasing of plats _____

Additional Requirements for Replats, Final Minor Plats, Amended Plats, and Final Plats:

- A. Texas NAD83 State Plane Coordinates for at least two corners _____
- B. Any existing structures which encroach on any setback lines _____

Certification and Dedication Blocks to be placed on all Plats:

SECTION FOR SURVEYOR:

"KNOW ALL MEN BY THESE PRESENTS:
That I, _____, do hereby certify that I made an actual and accurate survey of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with all Subdivision and Land Development Ordinances for the City of Dayton, Texas."

Signature of Public Surveyor
(Surveyor's Seal)

SECTION FOR CITY COUNCIL:

"Approved this ____ day of _____ 20____, by the Dayton City Council of the City of Dayton, Texas.

Felix Skarpa, Mayor

Attest: City Secretary

SECTION FOR PROPERTY OWNER:

THE STATE OF TEXAS
COUNTY OF LIBERTY

This is to certify that I(we), [name(s) of owner(s)] , am(are) the legal owner(s) of the land shown on this plat, being the tract of land as conveyed to me (us) by deed dated (date) and recorded in Volume, Page, of the Deed Records of Liberty County, Texas, and designated herein as the (Subdivision Name) in the City of Dayton, Texas.

FURTHER, I(we), the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown on this plat for the purpose and consideration therein expressed.

Owner(s)

THE STATE OF TEXAS
COUNTY OF LIBERTY

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this the ____ day of _____, 20____

(Signature) _____
Notary public State of Texas

(Notary Seal)

(Print name) _____
Notary's name typed

My commission expires: _____”

SECTION FOR COUNTY CLERK:

THE STATE OF TEXAS
COUNTY OF LIBERTY

I, {name of County Clerk}, County Clerk of Liberty County, Texas, do hereby certify that this instrument was filed for registration in my office on _____, 20____, at _____ o'clock _____m. and duly recorded on _____, 20____, at _____ o'clock _____m. , in the Plat Records of Liberty County, Texas, in Book _____, Page _____.

Witness my hand and seal at Liberty, Texas, this the day and date last above written

County Clerk
Liberty County, Texas
{Seal of County Clerk}

ADDITIONAL INFORMATION FOR REPLATS:

"FURTHER, I (we), the undersigned, do hereby certify that this replat does not attempt to amend or remove any covenants or restrictions."

ADDITIONAL INFORMATION FOR PLATS WITHIN ETJ:

**"RESTRICTION, CONDITION AND COVENANT
RUNNING WITH THE LAND"**

This plat has been approved by the City of Dayton pursuant to the city's extraterritorial jurisdiction (ETJ) powers in effect on the approval date with the following restriction, condition and covenant which is hereby agreed to by the developer of this subdivision as well as any other present property owner in said subdivision. In the event the undersigned developer or any person, firm or corporation who shall acquire property in this subdivision subsequent to this date, shall request additional improvements to bring such subdivision or any part thereof up to subdivision standards required within the corporate limits of the city or up to greater standards than are required for a subdivision in the ETJ of the city, then one hundred (100) percent of the cost of such improvements shall be borne by the then property owners of said subdivision and this obligation regarding the cost of the additional improvements to said property of this subdivision shall be considered a restriction, condition, and covenant running with the land of all property or properties in said subdivision to bind the then owners of the property in said subdivision. Any future conveyance of property in this subdivision shall reference a statement in said conveyance setting out the aforementioned restriction, condition and covenant running with the land."

**ADDITIONAL INFORMATION FOR FINAL MINOR PLATS AND
AMENDING PLATS:**

(This section shall replace the City Council certification mentioned above.)

(PLAT MUST BE TITLED “MINOR PLAT OF OR AN AMENDMENT PLAT TO _____”)

Approved this _____ day of _____, 20____, as a minor plat, by the City Manager of the City of Dayton, Texas, as authorized by Section 212.0065 of the Texas Local Government Code.

City Manager

Attest: City Secretary

THE STATE OF TEXAS
COUNTY OF LIBERTY

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this the ____ day of _____, 20____

Notary Public, _____ County, Texas"